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London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

ONTARIO HERITAGE TRUST

NOV 30 2011

RECEIVED

REGISTERED

November 11, 2011

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84 Commissioners Rd East
London ON N6C 2T1

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

**RE: DESIGNATION OF 84 COMMISSIONERS ROAD EAST
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Catharine Saunders
City Clerk

/rv

c. Don Menard, Heritage Planner

The Corporation of the City of London
Office: 519-661-2500 ext. 0916
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300 Dufferin Avenue
P.O. Box 5035
London, ON
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London
CANADA

July 26, 2011



84 Commissioners Road East
London, ON N6C 2T1

I hereby certify that the Municipal Council, at its session held on July 25, 2011 resolved:

50. That, on the recommendation of the London Advisory Committee on Heritage, on the recommendation of the Stewardship Sub-Committee, notice of the Municipal Council's intention to designate the property located at 84 Commissioner Road East to be of cultural historical and architectural value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O., 1990, c.0.18*; it being noted that the owner of the subject property () has concurred with the above recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll. (50/17/BNEC)

C. Saunders
City Clerk
/jb

cc: D. Menard, Heritage Planner
London Advisory Committee on Heritage
Stewardship Sub-Committee

2011-013-00

LAC4

Statement of Significance for Selby Place – 84 Commissioners Road East

Description of Property

Selby Place is a one storey, wood frame, vinyl cladding over clapboard, residence situated on former Concession 1, Township of Westminster, Pt. Lot 30, Plan 1012, Part Lot 71, at the municipal address of 84 Commissioner's Road East in the City of London, County of Middlesex. The residence occupies a single lot on the north side of Commissioners Road East, east from Highland Avenue.

Statement of Cultural Heritage Interest

Selby Place is a property of cultural heritage interest and value primarily for its architectural design and for its historical associations. The home was built in 1940 for Fredrick Selby Young by local contractor J.W. (Roy) James. James was one of London's better known builder contractors in this era. The plans were purchased in New York from W. & J. Sloane Furniture Company, who had them commissioned in 1930 from New York-based architects Edward Laclede Howard and William Eagleton Frenaye II. Both were members of the American Institute of Architects.

A model home was built in Sloane's showroom as a vehicle to encourage sales of furniture and furnishings. The marketing idea was that customers would purchase the blueprints, have the home built, and then furnish it with pieces created by the Sloane Furniture Company. This was a refinement of the catalogue home plans industry, well-established by the 1930s. Advertised as "Sloane's Little House", this small residence was to reflect architectural trends of the times in terms of building smaller, more inexpensive homes that were easier to maintain. Homes such as this were being designed to require less space for domestic help, a reflection of domestic technological advancements.

Selby Place was built in the late Colonial Revival Style and this also reflects the historicism associated with this era of the early 20th century with the re-emergence of features of Palladian classicism in use with Georgian revival architecture. Most striking of the architectural features of Selby Place are the large Palladian windows on the front and original rear façades. The residence has experienced some later alterations including the application of siding, alterations to the front entrance hall, expansion of a bathroom on the west wall, the addition of a sun room to the north, rear, along with a later wood deck and the replacement of one basement window.

Frederick Selby Young (1902-1987) was the owner who commissioned the construction of the home in 1940 and lived there with his wife Marguerite. Young was the owner-manager of Selby Young Printing (84-86 Dundas) for many years. On his death in 1987, the house remained occupied by [REDACTED]. Since 2008, [REDACTED] and noted visual artist has owned and occupied the residence.

Description of Heritage Attributes

The exterior heritage attributes as expressed in the form, massing and materials of this 1940 late colonial revival residence include:

- the wide, front-facing, gable roof
- the rough square footprint with a shallow front elevation of the central bay projection
- the wooden trim above the central bay on the front façade evocative of a simple pediment
- the offset front entrance
- the offset brick chimney
- the multi-paned Palladian windows in the centre of front and original rear façades with decorative trim in a fanned pattern, with arched mouldings that include a decorative keystone
- a restored demilune window in the pediment above the front Palladian window
- original clapboard siding beneath the later vinyl siding
- An original wood entrance door with a set of six lights and three vertical carved rectangular panels
- Similar doors at the back and on the garage provide design continuity
- 6/6 windows on the front and east facades
- original wood shutters
- the original brackets for a long front window box on the front façade beneath the window, part of the initial design
- an original garden house/potting shed retaining its clapboard siding with 6 light windows echoing those in the house.

Interior features of note which express the original design include:

- The spacious central living room (35'3" x 17') with a barrel vault ceiling and crown moulding; along both the north and south walls a keystone motif is centred in the moulding.
- Smaller rooms (bedrooms and bathroom on the west, kitchen, study and bathroom on the east) flank the central living room.
- A second, ascending, Palladium style window (77" x 50 ½") originally on the rear façade to provide garden egress now divides the living room from the later addition sun room
- art deco inspired fluted moulding framing doors and windows
- display cabinets with muntins mimicking the Palladium window design and surrounded by fluted moulding
- a fireplace centrally located on the east wall of the living room with a wood surround in a classical pattern showing a rectangular plaque
- within the bathroom can be found features that typify bathroom design elements typical of the 1940s and 50s:
 - pastel coloured tiles with contrasting trim and mud caps
 - floor tiles and decorative banding
 - built in medicine cabinet
- two *London Foundry* clean out boxes at the bottom of the stairs in the basement

- within the garage the original wood box for the two fireplaces

Contextual features worthy of preservation include:

- the siting of the house with respect to its deep setback from the road, reflective of the 1940s suburban character of the home
- the close relationship of the home to the adjacent garage
- the treed landscaping elements surrounding the property boundaries.
- The vistas from Commissioners Road to the house on the south and from the house to the city to the north

Declarations

I am the registered owner of the property located at 84 Commissioners Road East.


(Owner's Name)

June 4th, 2011
(Date)

I am in agreement with the proposed statement of Significance for the Designation of this property under Section 29 of the Ontario Heritage Act.


(Owner's name)

June 4th, 2011
(Date)

I request that my application for designation proceed with a request to Council to issue a notice of intent to designate my property under Section 29 of the Ontario Heritage Act.


(Name or initial)

June 4th, 2011
(Date)